

**MANSFIELD DOWNTOWN PARTNERSHIP  
BOARD OF DIRECTORS MEETING  
Tuesday, April 7, 2009  
Mansfield Downtown Partnership Office  
1244 Storrs Road**

**4:00 PM**

**Minutes**

Present: Steve Bacon, Tom Callahan, Barry Feldman, Mike Gergler, Gregory Haddad, Matthew Hart, Janet Jones, Philip Lodewick, Frank McNabb, Betsy Paterson, Kristin Schwab, Phil Spak, Betsy Treiber, Antoinette Webster, David Woods

Guests: Steve Rhodes sitting in for Provost Nicholls, Howard Kaufman, Steve Maun, Macon Toledano

Staff: Cynthia van Zelm

**1. Call to Order**

Board President Philip Lodewick called the meeting to order at 4:05 pm.

**2. Opportunity for Public to Comment**

There was no public comment.

**3. Approval of Minutes**

Betsy Paterson made a motion to approve the minutes. Betsy Treiber seconded the motion. The motion was approved unanimously.

Mr. Lodewick made a motion that the Board go into executive session, pursuant to Connecticut General Statutes sections 1-200 (6) and 1-210 (b) (5) (b), to discuss a matter which would result in disclosure of information exempt from disclosure under section 1-210 (b) (1), specifically commercial or financial information given in confidence, not required by statute, and, pursuant to Conn. Gen. Stat. sec. 1-231 (a), that Mr. Steve Maun, Mr. Howard Kaufman, and Mr. Macon Toledano of Storrs Center Alliance be invited to present that information concerning the Storrs Center project. In addition to the Partnership Board and staff, and Storrs Center Alliance representatives present, Mr. Steve Rhodes, Executive Assistant to President Hogan, would be part of the Executive Session.

Steve Bacon seconded the motion. The motion was approved unanimously.

**4. Executive Session – Review and discussion of commercial and financial information provided in confidence by Storrs Center Alliance**

Present: Mr. Bacon, Mr. Callahan, Mr. Feldman, Mr. Gergler, Mr. Haddad, Mr. Hart, Ms. Jones, Mr. Lodewick, Mr. McNabb, Ms. Paterson, Ms. Schwab, Ms. Treiber, Ms. Webster, Mr. Woods  
Also Present: Ms. van Zelm, Mr. Rhodes, Mr. Maun, Mr. Kaufman, Mr. Toledano

**5. Director's Report**

Mr. Lodewick made a motion to come out of Executive Session. Dean David Woods seconded the motion. The motion was approved unanimously.

Cynthia van Zelm said she is working with Town Manager Matthew Hart on finalizing two contracts for the Town Council's review – one with the Greater Hartford Transit District to administer the federal funding for design of Garage 1 and one with the CT Department of Economic and Community Development for construction of Garage 1.

Ms. van Zelm noted two upcoming meetings for the Board members' calendars – the presentation on Storrs Center sponsored by the League of Women Voters on April 29 at 7 pm in the Town Council chambers, and the Town Budget Meeting on May 12 at 7 pm at the Mansfield Middle School.

Ms. van Zelm passed out an updated timeline for Storrs Center which is on the back of the Storrs Center concept plan. She thanked Board members Janet Jones and Kristin Schwab for their work on the timeline.

Ms. van Zelm said that with the growing focus on parking, Mr. Hart has proposed a parking steering committee, of which the Partnership would have a role. Mr. Hart said he sees a great benefit in a committee that is composed of representatives from the Town, Partnership (Board and/or committee reps), UConn, and adjacent property owners. The committee would provide recommendations to the Partnership Board and the Town Council. He suggested a potential starting date of spring/summer to bring the parties together. Ms. Paterson said it will be important for the committee to have a specific charge. Tom Callahan asked who would charter the committee. Mr. Hart thought it could be co-sponsored by the Town and the Partnership. The Town could initiate the committee as

parking management will be a new business for the Town. Mr. Callahan recommended convening the key stakeholders (adjacent property owners to Storrs Center) first before the steering committee (of which some of them could be part) is convened.

## **6. Final Budget Approval**

Mr. Callahan presented the final budget for FY09/10 for approval. The only pending item had been the cost of rent. Mr. Callahan said that a lease of the current office space has been extended for two years, at less than the current rate. Mr. Callahan made a motion to approve the FY2009-2010 budget for the Mansfield Downtown Partnership. Ms. Treiber seconded the motion. The motion was approved unanimously.

## **7. Four Corners Sewer Study Advisory Committee Update**

Phil Spak reported that the Four Corners Sewer Study Advisory Committee held a public meeting with adjacent property owners on March 24. A public community meeting is being planned.

## **8. Report from Committees**

### Advertising and Promotion

Dean Woods referenced the updated timeline that was passed out earlier and thanked Ms. Jones and Ms. Schwab again for all their contributions.

Dean Woods said the Committee agreed that the kiosk needed to be updated but that cost may be an issue. At the very least, the brochure holders should be replaced.

### Business Development and Retention

Mike Gergler said that the Business Development and Retention Committee is meeting on April 14. He is touching base with Ryan Bloom with Live Work Learn Play and Evan O'Brien with Cushman & Wakefield to discuss their leasing process in more detail.

### Festival on the Green

Ms. Paterson noted that there will more than likely not be fireworks this year as part of the Celebrate Mansfield weekend as the Town will not be budgeting for fireworks. She said a BBQ is likely on the Saturday night before the Festival.

Ms. Paterson said a wine tasting on Friday night is also being considered.

She said that Music Chair Bruce John has secured the James Montgomery Band and that the music budget will be lower this year in keeping with expected sponsorships.

Ms. van Zelm said the Committee is working with the Reminder News on a Celebrate Mansfield logo.

#### Finance and Administration

Mr. Callahan said that Howard Kaufman and Macon Toledano had provided a similar presentation as today to the Finance and Administration Committee last month in Executive Session.

#### Membership Development

Betsy Treiber said that 337 membership renewals had been received. Memberships have exceeded the budgeted amount by close to \$1,000.

#### Nominating

Mr. Lodewick said the Nominating Committee had met prior to the Board meeting. Because of other priorities, the Committee decided to postpone consideration of a board of advisors until the fall. He said the Committee needs to continue to work on the goals of this board.

Mr. Lodewick said that Governor Rell has been invited to speak at the Partnership's Annual Meeting.

He said the Nominating Committee continues to discuss an At-Large member to serve on the Executive Committee as Board member Steve Bacon will become Vice President.

#### Planning and Design

Mr. Bacon said the Planning and Design Committee is meeting on April 21.

### **9. Other**

The Board discussed the upcoming League of Women Voters sponsored presentation on Storrs Center.

### **10. Adjourn**

Mr. Callahan made a motion to adjourn the meeting. Mr. Bacon seconded the motion. The motion was approved unanimously and the meeting adjourned at 6:40 pm.

*Minutes taken by Cynthia van Zelm.*